

EXHIBIT "A"

Legal Description

PARCEL "A"

That portion of Phelan Road Outer Highway South coincident with Lots 1, 16, 17, and 32, of Tract No. 5790 "Thunderbird Terrace", recorded in Book 73 of Maps, Page 4, records of the County of San Bernardino, State of California, lying Southerly of a line that is parallel with and 60.00 feet distant Southerly of the centerline of Phelan Road as said centerline is shown on said Tract No. 5790, said centerline also being the northerly boundary line of said Tract No. 5790, said portion being bounded as follows:

On the West by a line that is parallel with and 44.00 feet distant Easterly of the centerline of Lebec Road as said centerline is shown on said Tract No. 5790, said centerline also being the westerly boundary line of said Tract No. 5790; and

On the East by a line that is parallel with and 30.00 feet distant Westerly of the centerline of Malpas Road as said centerline is shown on said Tract No. 5790.

EXCEPTING THEREFROM a triangular shaped parcel bounded as follow:

On the North by aforescribed line that is parallel with and 60.00 feet distant Southerly of said centerline of Phelan Road; and

On the West by aforescribed line that is parallel with and 44.00 feet distant Easterly of said centerline of Lebec Road; and

On the Southeast by the arc of a curve concave Southeasterly having a radius of 35.00 feet, said curve being tangent on the north with aforescribed line that is parallel with and 60.00 feet distant Southerly of said centerline of Phelan Road, and being tangent on the West with aforescribed line that is parallel with and 44.00 feet distant Easterly of said centerline of Lebec Road.

(EXHIBIT "A" CONTINUED)

ALSO EXCEPTING THEREFROM a triangular shaped parcel bounded as follow:

On the North by aforescribed line that is parallel with and 60.00 feet distant Southerly of said centerline of Phelan Road; and

On the East by aforescribed line that is parallel with and 30.00 feet distant Westerly of said centerline of Malpaso Road; and

On the Southwest by the arc of a curve concave Southwesterly having a radius of 35.00 feet, said curve being tangent on the north with aforescribed line that is parallel with and 60.00 feet distant Southerly of said centerline of Phelan Road, and being tangent on the East with aforescribed line that is parallel with and 30.00 feet distant Westerly of said centerline of Malpaso Road.

RESERVING unto said County, the Vehicular Access Rights over and across the aforescribed line that is parallel with and 60.00 feet distant Southerly of said centerline of Phelan Road to said Lots 1, 16, 17, and 32 of said Tract No. 5790.

EXCEPTING from said reservation a Vehicular Access Opening over and across a 60 foot wide strip centered, 30 feet half-width, on the northerly extension of the common lot lines of said Lots 16 and 17 of said Tract No. 5790.

ALSO RESERVING AND EXCEPTING, pursuant to Sections 8340 and 8341 of the Streets and Highways Code of the State of California, relating to the reservation and exception of easements and rights-of-way in a proceeding to vacate a street or highway, the easement and right at any time or from time to time, to maintain, operate, replace, remove, or renew the existing in-place public utility facilities as listed below:

Existing in-place public utility facility and operator:

Water – Sheep Creek Water Company

Telephone – Verizon

Cable TV – Charter Communications

(EXHIBIT "A" CONTINUED)

PARCEL "B"

That portion of Phelan Road Outer Highway South coincident with Lot 33 of Tract No. 5790 "Thunderbird Terrace", recorded in Book 73 of Maps, Page 4, records of the County of San Bernardino, State of California, lying Southerly of a line that is parallel with and 60.00 feet distant Southerly of the centerline of Phelan Road as said centerline is shown on said Tract No. 5790, said centerline also being the northerly boundary line of said Tract No. 5790, said portion being bounded as follows:

On the West by a line that is parallel with and 30.00 feet distant Easterly of the centerline of Malpaso Road as said centerline is shown on said Tract No. 5790; and

On the East by the Northerly extension of the East line of said Lot 33 as said East line is shown on said Tract No. 5790.

EXCEPTING THEREFROM a triangular shaped parcel bounded as follow:

On the North by aforescribed line that is parallel with and 60.00 feet distant Southerly of said centerline of Phelan Road; and

On the West by aforescribed line that is parallel with and 30.00 feet distant Easterly of said centerline of Malpaso Road; and

On the Southeast by the arc of a curve concave Southeasterly having a radius of 35.00 feet, said curve being tangent on the north with aforescribed line that is parallel with and 60.00 feet distant Southerly of said centerline of Phelan Road, and being tangent on the West with aforescribed line that is parallel with and 30.00 feet distant Easterly of said centerline of Malpaso Road.

RESERVING unto said County, the Vehicular Access Rights over and across the aforescribed line that is parallel with and 60.00 feet distant Southerly of said centerline of Phelan Road to said Lot 33 of said Tract No. 5790.

(END EXHIBIT "A")

Job No. H07403
Prepared by: D.W.

This legal description was prepared by me or under my direction.

By: _____

Travis G. Kottwitz, Supervising Land Surveyor

Date: ____/____/____ L.S. # 7617